

City of Alamo Heights
BOARD OF ADJUSTMENT
MINUTES
September 10, 2008

The Board of Adjustment held its regularly scheduled meeting in the Council Chambers at 6120 Broadway on Wednesday, September 10, 2008 at 5:30 p.m.

Members present and composing a quorum of the Board:

Gregg Chislett-Acting Chairman
Grant McFarland
Susan Wilson
Hall Hammond, Alternate

Members Absent:

Bill Orr
Andrew Herdeg, Alternate

Staff Members Present:

Ann McGlone, Community Development Director
Gracie Flores, Community Development Representative

The meeting was called to order by Mr. Chislett at 5:30 p.m.

Mr. McFarland made a motion to appoint Gregg Chislett to serve as the Acting Chairman for the meeting. Ms. Wilson seconded the motion.

The motion was approved with the following vote:

FOR: Chislett, McFarland, Wilson, Hammond

AGAINST: None

Mr. McFarland made a motion to approve the minutes from August 6, 2008 as submitted. Mr. Hammond seconded the motion.

The motion was approved with the following vote:

FOR: Chislett, McFarland, Wilson, Hammond

AGAINST: None

CASE NO. 1990

115 Normandy, requesting a variance to provide 1) a front yard fence height of 8 ft. instead the required 3 ft. and 2) a side yard fence height of 8 ft. instead of the required 6 ft. on property zoned SF-B.

Mr. Craig Larson, owner, described to the Board how his front yard faces the Phyllis Browning commercial parking lot and directly abuts the parking lot therefore, preventing him from erecting the fence from a natural barrier. Mr. Larson explained that he intends to make the fence visually appealing. Ms. Wilson asked if there was a specific designation in the City Code for single family residences that abut commercial properties. Ms. McGlone stated that she did not believe that the City Code adequately addressed the interface between

single family and commercial properties. Mr. Larson stated to the Board that he personally spoke with Phyllis Browning and she supported the 8 ft. fence.

A motion was made by Mr. McFarland to approve Case Number 1990 as submitted. The motion was seconded by Mr. Hammond.

The motion was approved with the following vote:

FOR: Chislett, McFarland, Wilson, Hammond

AGAINST: None

CASE NO. 1991

100 Castano, requesting a variance to provide 1) a front yard wall height of 6 ft. instead the required 3 ft. and 2) a side yard fence max. height 7 ft. 6 inches (variable), instead of the required 6 ft. on property zoned MF-D. The applicant is proposing to construct a wall behind the mail box and a fence around the driveway.

Mr. Lyndsay Thorn, architect, explained to the Board, the need for the two variances. There was extensive discussion about whether or not the first variance request was a hardship. Mr. Robert Klien, 114 W. Castano, stated his concern for the possibility of a vehicle hitting his residence. Mr. Klien requested the fence to be built in keeping with the rest of the architecture and substantial enough to provide a barrier permanently.

A motion was made by Mr. McFarland to continue the first variance to the next Board of Adjustment meeting on 10/1/2008 and approved the second variance as submitted. The motion was seconded by Ms. Wilson.

The motion was approved with the following vote:

FOR: Chislett, McFarland, Wilson, Hammond

AGAINST: None

CASE NO. 1992

332 Encino, requesting variances to provide 1) a rear yard setback of the main structure of 9 ft instead of the required 35 ft. and 2) a side yard setback of 10 ft. instead 15 ft. on property zoned SF-A. The applicant is proposing to construct a single family home with alley access and to have a 4x4 ft. cistern in the side yard

Mr. Louis Tarver, attorney, informed the Board that the reason for the variance request is to save the heritage trees. Ms. Tenna Florian, architect, described the proposed building project and how it will save the heritage trees.

A motion was made by Mr. Hammond to approve Case Number 1992 as submitted. The motion was seconded by Mr. McFarland.

The motion was approved with the following vote:

FOR: Chislett, McFarland, Wilson, Hammond

AGAINST: None

EXTENSIONS

Cases 1976, 119 Encino, request for a 90 day extension of previously approved variances.

Mr. Hammond made a motion to approve the 90 day extension request. It was seconded by Ms. Wilson.

The motion was approved with the following vote:

FOR: Chislett, McFarland, Wilson, Hammond


AGAINST: None

There being no further business, the meeting adjourned at 6:40 p.m.

THE PROCEEDINGS OF THE BOARD OF ADJUSTMENTS ARE RECORDED ON COMPACT DISC AND THESE MINUTES ARE ONLY A SUMMARY OF THE MEETING. THESE MINUTES ARE NOT A VERBATIM TRANSCRIPT OF THE PROCEEDINGS AND DO NOT PURPORT TO INCLUDE ALL IMPORTANT EVIDENCE PRESENTED OR STATEMENTS MADE.



Gregg Chislett, Acting Chairman

Gracie Flores
Recording Secretary

Date Signed & Filed